



39 Margery Avenue

Stoke-On-Trent, ST7 3HU



Price £325,000

Here at Carters we are delighted to welcome to the market this fully renovated and impressive 2/3 bedroom detached family home.

This detached residence is situated within the quaint and historic village of Scholar Green, this property enjoys excellent local amenities, schools, picturesque canal walks, and transport links, all of which are right on your doorstep. Available to purchase with no upward chain this beautiful home is 'turnkey' ready to move into and enjoy right from day one, providing an ideal purchase for young families and downsizers alike.

On entering the property you are welcomed with a bright entrance hall giving access to the ground floor rooms. The lounge is to the front and has been tastefully decorated with featured panel walls, providing that cosy feeling to relax and unwind after a busy day at the office. The dining room is spacious and offers multiple of uses. The kitchen/family room occupies the rear of the property and offers a fantastic space for entertaining with its luxurious high gloss units, integrated appliances and featured island housing hob and breakfast seating area. The family shower room is to the ground floor and fitted with a white modern suite. Heading upstairs you will find two double bedrooms, both having far reaching views to enjoy. Externally to the front you will find a lawned garden with a gravel driveway, providing off road parking and leading to the detached brick built garage. The rear is mainly laid to lawn with gravel borders and provides a place to relax and enjoy those BBQ's on those lovely warm summer nights.

Viewings are highly recommended to appreciate this lovely home. Call the office today on 01782 470391 to arrange your viewing.

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Entrance Hall

Wooden window and entrance door to the side elevation.

Laminate flooring. Radiator. Stairs to the first floor.

Lounge

17'3 x 12'1 (5.26m x 3.68m)

UPVC double glazed window to the front elevation.

Electric fire with a stone hearth and surround.

Laminate flooring. Radiator

Dining Room

12'3 x 10'8 (3.73m x 3.25m)

UPVC double glazed window to the front elevation.

Laminate flooring. Radiator.

Kitchen/Family Room

18'6 x 16'10 (5.64m x 5.13m)

UPVC double glazed entrance door to the side and UPVC double glazed window and french patio doors to the rear elevation.

Modern high gloss kitchen incorporating base units, drawers and matching wall mounted cupboards. Work surfaces with inset sink and mixer tap. Built in electric oven. Integrated washing machine, dishwasher and fridge freezer. Island incorporating electric hob, storage below and seating area. Laminate flooring. Two radiator's. Inset ceiling spotlights.

Shower Room

UPVC double glazed window to the rear elevation.

Three piece suite comprising corner shower cubicle housing an electric shower, pedestal wash hand basin and low level W/C. Tiled walls. Towel rail. Inset ceiling spotlights. Coving to the ceiling.

First Floor Landing

Loft access. Storage cupboard.

Bedroom One

12'2 x 11'11 (3.71m x 3.63m)

UPVC double glazed window to the rear elevation.

Built in wardrobes. Radiator.

Bedroom Two

11'11 x 10'10 (3.63m x 3.30m)

UPVC double glazed window to the front elevation.

Radiator.

Exterior

To the front of the property there is a lawned garden and a gravel driveway providing off road parking leading to a detached garage. The rear is mainly laid to lawn with gravel borders and seasonal shrubbery.

Garage

12'8 x 8'6 (3.86m x 2.59m)

Electric roller door. Power and lighting.

Additional Information

We are led to believe the property is freehold and Council Tax Band D.

Services

We are led to believe

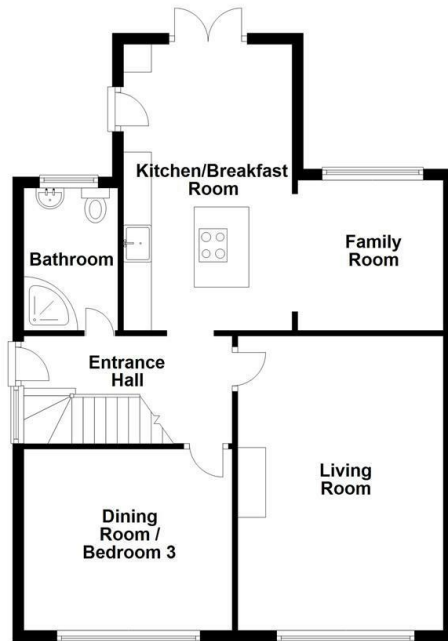
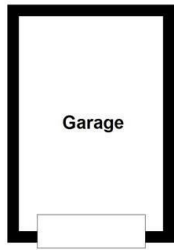
The main services of gas, electric, water and drainage are all connected to the mains.

Broadband is Fibre.

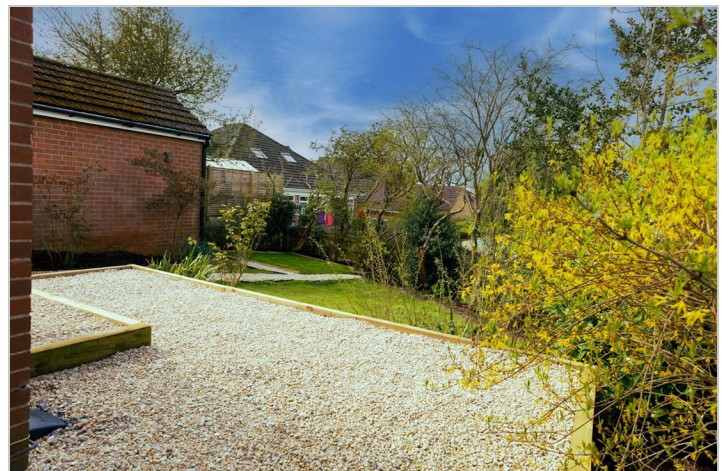
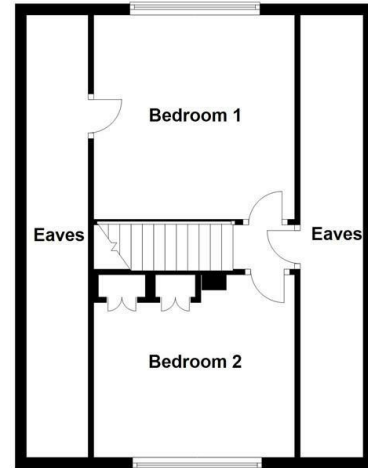
Adaptations Kitchen wall removed and RSJ installed.

Please note: services and appliances have not been tested by the agent.

Ground Floor



First Floor



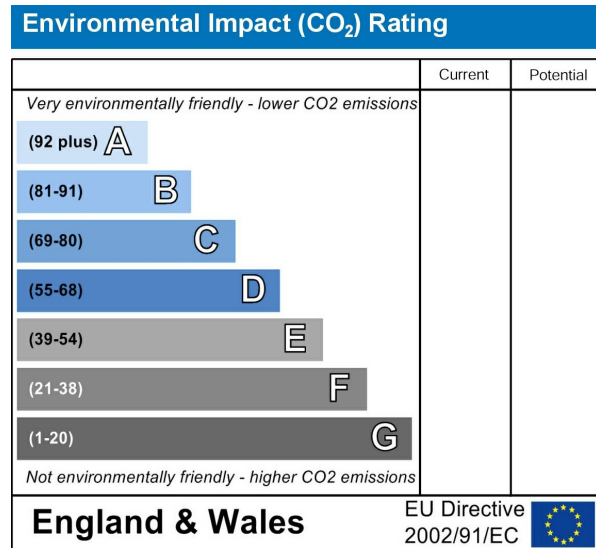
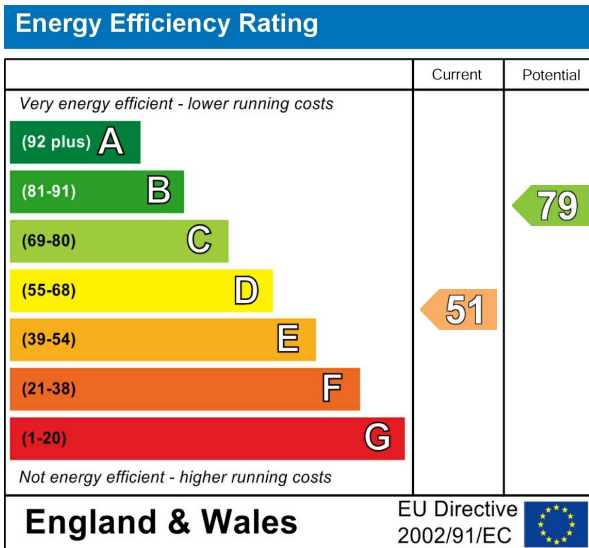
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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